175.0	0006	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	721,100 /	721,100
					USE VALUE:	721,100 /	721,100
					ASSESSED:	721,100 /	721,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
151		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DRES JAMES/MARIA R
Owner 2:	
Owner 3:	
Street 1:	151 WOLLASTON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BISHOP PHYLLIS K -
Owner 2:	-
Street 1:	151 WOLLASTON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,758 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Wood Shingle Exterior and 2424 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7758.000	264,200		456,900	721,100
Total Card	0.178	264,200		456,900	721,100
Total Parcel	0.178	264,200		456,900	721,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 297.48 | /Parcel: 297.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	117661
GIS Ref	
GIS Ref	
Insp Date	08/25/18

!13688!

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0006-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	264,200	0	7,758.	456,900	721,100	721,100	Year End Roll	12/18/2019
2019	101	FV	218,600	0	7,758.	450,400	669,000	669,000	Year End Roll	1/3/2019
2018	101	FV	216,900	0	7,758.	346,000	562,900	562,900	Year End Roll	12/20/2017
2017	101	FV	216,900	0	7,758.	326,400	543,300	543,300	Year End Roll	1/3/2017
2016	101	FV	216,900	0	7,758.	300,300	517,200	517,200	Year End	1/4/2016
2015	101	FV	195,900	0	7,758.	280,700	476,600	476,600	Year End Roll	12/11/2014
2014	101	FV	195,900	0	7,758.	258,500	454,400	454,400	Year End Roll	12/16/2013
2013	101	FV	195,900	0	7,758.	258,500	454,400	454,400		12/13/2012

PRINT

Date	Time
12/11/20	03:36:40

LAST REV

Date	Time
09/07/18	08:47:10
apro	
13688	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BISHOP PHYLLIS	37510-301		12/30/2002		380,300	No	No		
	8781-117		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	117661
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2014	947	Addition	35,350		8/4/2014			13x24 single story
4/21/1998	211	Manual	5,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	MEAS&NOTICE	HS	Hanne S
4/2/2003	MLS	MM	Mary M
2/16/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/14/1999	Measured	256	PATRIOT
7/19/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7758		Sq. Ft.	Site		0	70.	0.84	6									456,920						456,900	

Total AC/HA:	0.17810	Total SF/SM:	7758	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	456,920	Spl Credit		Total:	456,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.28405797
Const Adj.:	0.99495000
Adj $ / SQ:	134.145
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	359000
Depreciation:	94776
Depreciated Total:	264224

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 2				Baths: 2			HB	

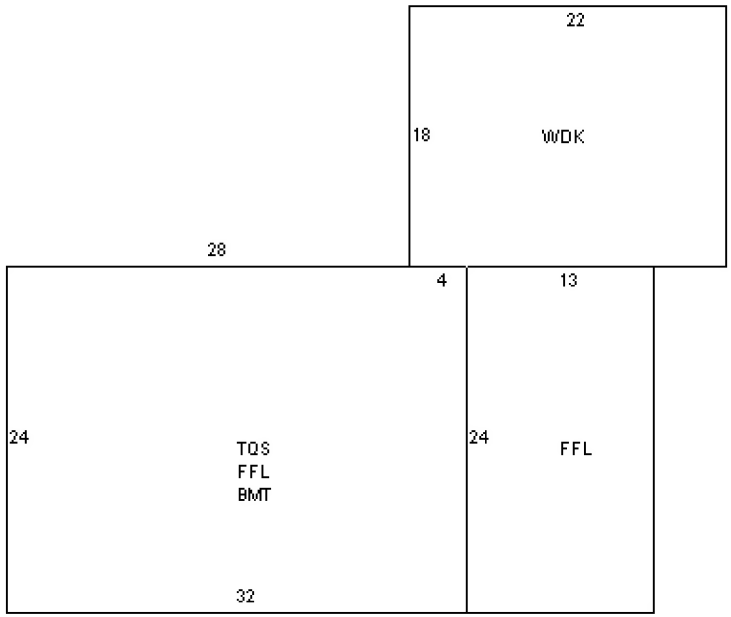
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	134.15
Special Features:	0	Val/Su Net:	93.69
Final Total:	264200	Val/Su SzAd	159.54

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,080	134.150	144,877
BMT	Basement	768	66.400	50,997
TQS	3/4 Story	576	134.150	77,268
WDK	Deck	396	8.480	3,359

Net Sketched Area:	2,820		Total:	276,501	
Size Ad	1656	Gross Are	3012	FinArea	2424

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 175.0-0006-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	5X8	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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